

IN THE CLAIMS:

The following listing of claims below will replace all prior versions and listings of claims in the application:

Listing of Claims:

Claims 1-16 (cancelled)

17. (Currently Amended): A method for providing ~~indices~~ a daily cash index for commercial real estate transaction values, comprising:

- a. each day, performing a survey of actual commercial real estate transactions executed on said day in a local region;
- b. each day, generating a daily cash index of commercial real estate transaction values in the local region based upon the survey;
- c. each month, aggregating the daily surveys on a monthly basis to generate a monthly cash index;
- d. generating a volatility value based upon the monthly cash indices over a plurality of years.

Claims 18-22 (cancelled)

23. (Currently Amended): A method for providing ~~indices~~ a daily cash index for real estate transaction values, comprising:

- a. each day, performing a survey of actual real estate transactions executed on said day in a local region;
- b. each day, generating a daily cash index of real estate transaction values in the local region based upon the survey.

Claims 24-32 (cancelled)

33. (Currently Amended): A method for providing ~~indices~~ a daily cash index for real estate transaction values, comprising:

- a. based upon historical data, generating monthly cash indices of real estate values in a local region for each month of at least 10 prior years;
- b. generating a an initial volatility value based upon the monthly cash indices over said at least 10 prior years;
- c. each day, performing a survey of actual real estate transactions executed on said day in the local region;
- d. each day, generating a daily cash index of real estate transaction values in the local region based upon the survey;
- e. each month, aggregating the daily surveys on a monthly basis to generate a monthly cash index for said each month; and
- f. updating the volatility value based upon each monthly cash index generated in step e.

Claims 34-73 (cancelled)

74. (new) The method of claim 17, wherein the daily cash index is calculated on a weighted average basis.

75. (new) The method of claim 17, wherein the daily cash index is calculated on a moving average basis.

76. (new) The method of claim 17, wherein the daily cash index is calculated on an exponential moving average basis.

77. (new) The method of claim 17, wherein the daily cash index is weighted according to building classes, wherein the building classes include at least Class A building, Class B buildings, and Class C buildings.

78. (new) The method of claim 17, wherein the real estate transactions include residential real estate transactions.

79. (new) The method of claim 23, wherein the daily cash index is aggregated on a monthly basis to provide a monthly index value.

80. (new) The method of claim 23, further comprising generating a volatility value of the daily cash index, said volatility value being a function of a historic performance of the daily cash index.

81. (new) The method of claim 80, wherein the historic performance is a function of aggregated monthly values of the daily cash index over a plurality of years.

82. (new) The method of claim 23, wherein the daily cash index is calculated on a weighted average basis.

83. (new) The method of claim 23, wherein the daily cash index is calculated on a moving average basis.

84. (new) The method of claim 23, wherein the daily cash index is calculated on an exponential moving average basis.

85. (new) The method of claim 23, wherein the daily cash index is weighted according to building classes, wherein the building classes include at least Class A building, Class B buildings, and Class C buildings

86. (new) The method of claim 23, wherein the real estate transactions include residential real estate transactions.

87. (new) The method of claim 33, wherein the daily cash index is calculated on a weighted average basis.

88. (new) The method of claim 33, wherein the daily cash index is calculated on a moving average basis.

89. (new) The method of claim 33, wherein the daily cash index is calculated on an exponential moving average basis.

90. (new) The method of claim 33, wherein the daily cash index is weighted according to building classes, wherein the building classes include at least Class A building, Class B buildings, and Class C buildings.

91. (new) The method of claim 33, wherein the real estate transactions include residential real estate transactions and the real estate values include residential real estate values.

92. (new) The method of claim 23, further comprising:
periodically aggregating the daily surveys to generate a periodic cash index;
generating a volatility value based upon the periodic cash indices over a plurality of years.

93. (new) The method of claim 23, further comprising:
each week, aggregating the daily surveys to generate a weekly cash index;
generating a volatility value based upon the weekly cash indices over a plurality of years.

94. (new) The method of claim 23, further comprising:
biweekly aggregating the daily surveys to generate a biweekly cash index;
generating a volatility value based upon the biweekly cash indices over a plurality of years.

95. The method of claim 23, wherein the daily cash index is calculated as a price per square foot.